

IN RE: PETITION FOR VARIANCE * BEFORE THE
E/S Village Green Drive, 3500'E *
of the c/l of Offutt Road * DEPUTY ZONING COMMISSIONER
(9995, 9993 & 9981 Village Green Drive) *
2nd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District *
Edward F. and Richard R. Stanfield * Case No. 97-339-A
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for the subject properties, also known as Lots 20, 21 and 27 of Edrich Manor, Section 3, thereof, located in the vicinity of Offutt Road in Randallstown. The Petition was filed by the owners of those lots, Edward F. Stanfield and Richard S. Stanfield. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations to permit a lot line setback of 35 feet in lieu of the required 50 feet for the proposed dwellings on the subject lots. The subject properties and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Thomas Church, Professional Engineer and President of Development Engineering Consultants, Inc., who prepared the site plan for this project. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject lots are located in the subdivision known as Edrich Manor, formerly known as Edrich Farms, which received development plan approval on August 30, 1994. The Petitioners now come before me seeking variance relief for Lots 20, 21 and 27 due to the location of a forest buffer easement to the rear of these

ORDER RECEIVED FOR FILING
Date 3/26/97
By [Signature]

RECORDED

lots. Testimony indicated that the requested variances are not from the lot lines of other houses, but are merely technical setbacks from forest buffer easements. The lines of division for Lots 20, 21 and 27 are basically paper lines in that the rear of the subject lots will remain open and undisturbed due to their location adjacent to a forest buffer.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the lots which are the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the property due to the special conditions unique to this particular parcel. In addition,


ORDER RECORDED BY FILE
3/26/77
Date
By

the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of March, 1997 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations to permit a lot line setback of 35 feet in lieu of the required 50 feet for the proposed dwellings on the subject lots, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

March 26, 1997

Messrs. Edward F. and Richard R. Stanfield
Edrich Enterprises
9700 Old Court Road
Baltimore, Maryland 21244

RE: PETITION FOR VARIANCE
E/S Village Green Drive, 3500'E of the c/l of Offutt Road
(9995, 9993 & 9981 Village Green Drive)
2nd Election District - 2nd Councilmanic District
Edward F. and Richard R. Stanfield - Petitioners
Case No. 97-339-A

Dear Messrs. Stanfield:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Thomas Church, Development Engineering Consultants, Inc.
6603 York Road, Baltimore, Md. 21212

People's Counsel

File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #9995, 9993 & 9981 VILLAGE GREEN DRIVE, ALSO KNOWN AS LOTS 20, 21 & 27 EDRICH MANOR, SECT. 3

97-339-A

which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A04.3.B.3 to permit a lot line setback of 35' in lieu of 50' for lots 20, 21, + 27.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE ATTACHED LETTER.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

N/A
(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

N/A
(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

EDWARD F. STANFIELD, PARTNER
(Type or Print Name)

Edward F. Stanfield
Signature

RICHARD R. STANFIELD, PARTNER
(Type or Print Name)

Richard R. Stanfield
Signature

EDRICH ENTERPRISES
9700 OLD COURT ROAD 410-922-5959
Address Phone No

BALTIMORE, MD 21244
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
THOMAS A. CHURCH
Name

6603 YORK RD., BALTO., MD 21212
Address Phone No 410-377-2600

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE 2/11/97

early hearing requested

MOBILE UNIT

ORDER RECEIVED FOR FILING

Date

By

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

February 7, 1997

Baltimore County
Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Mr. Arnold Jablon

97-339-A

Gentlemen:

Subject: Edrich Manor - Section III
Setback Variance for Lots 20, 21 and 27
Our Contract No.: 91-149C

We are requesting a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations to allow a 35' rear building setback in lieu of the required RC-5 minimum 50' rear building setback on Lots 20, 21 and 27.

The reasons for this variance request are as follows:

1. A DRC refinement to the Development Plan, the Final Development Plan, and the 1st. Amended Final Development Plan were all approved with this 35' setback, and need to be brought back into regulation.
2. Subsequently, the Building Permits for Lots 21 and 27 were not approved by the Zoning Office because the proposed houses made use of this 35' setback, and the builder does not have an alternate product which would work on these lots if a 50' setback was held.
3. The Building Permit for Lot 20 was issued with the house utilizing the 35' setback, and needs to be brought into compliance with Baltimore County Zoning.

If any questions arise relative to the above, please do not hesitate to contact our office.

Very truly yours,

Thomas A. Church
President

ORDER RECEIVED FOR FILING

Date _____
By _____

RECORDED

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION
FOR
EDRICH MANOR, SECTION 3 - LOT 20

#9995 VILLAGE GREEN DRIVE

97-339-A

Beginning at a point on the east side of Village Green Drive which is 40 feet wide at the distance of 2,810 feet, more or less east of the centerline of the nearest improved intersecting street of Offutt Road, which is 40 feet wide.

Being Lot Number 20, Section 3 in the subdivision of Edrich Manor as recorded in Baltimore County Plat Book No. 68, Folio No. 129, containing 1.62 acres of land, more or less. Also known as #9995 Village Green Drive, and located in the 2nd. Election District, 2nd Councilmanic District.

02-07-97

#339

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION
FOR
EDRICH MANOR, SECTION 3 - LOT ²¹~~22~~

#9993 VILLAGE GREEN DRIVE

97-339-A

Beginning at a point on the east side of Village Green Drive which is 40 feet wide at the distance of 3,020 feet, more or less east of the centerline of the nearest improved intersecting street of Offutt Road, which is 40 feet wide.

Being Lot Number 21, Section 3 in the subdivision of Edrich Manor as recorded in Baltimore County Plat Book No. 68, Folio No. 129, containing 1.81 acres of land, more or less. Also known as #9993 Village Green Drive, and located in the 2nd. Election District, 2nd Councilmanic District.

02-07-97

339

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION
FOR
EDRICH MANOR, SECTION 3 - LOT 27

#9981 VILLAGE GREEN DRIVE

97-339-A

Beginning at a point on the east side of Village Green Drive which is 40 feet wide at the distance of 3,330 feet, more or less east of the centerline of the nearest improved intersecting street of Offutt Road, which is 40 feet wide.

Being Lot Number 27, Section 3 in the subdivision of Edrich Manor as recorded in Baltimore County Plat Book No. 68, Folio No. 128, containing 1.19 acres of land, more or less. Also known as #9981 Village Green Drive, and located in the 2nd. Election District, 2nd Councilmanic District.

02-07-97

MICROFILMED

339

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified hereinafter follows:

Case #97-339-A

9993, 9993, 9991

Village Green Drive

Edrich Manor

ES Village Green Drive, 3500'

E of of Grind Road

2nd Election District

Legal Overlay(s):

Edward F. Stanfield and

Richard R. Stanfield

Variance: to permit a lot line setback of 35 feet in lieu of 50 feet for lots 20, 21, and 27.

Hearing: Tuesday, March 18, 1997 at 2:00 p.m. in Room

118, Old Courthouse.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 887-3353.

(2) For information concerning the file and/or Hearing, Please Call 887-3391.

2/3/77 Feb. 27 C122518

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb 27, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 27, 1997.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

A. H. Henricks

No.

U.S. DEPT. OF AGRICULTURE

97-339-A

DATE 2/11/97 ACCOUNT 01-615

L. 1000, 13 39
B. 1000, 13 39

AMOUNT \$ 150.00

RECEIVED
FROM: _____

RECEIVED FROM: Dr. Engineering Council, Inc. *File in 69*
100-100

FOR:

FOR: 010 - Res Lot Var. (3 lots) 50.0000 H-15000

DISCUSSION

[illegible]

HR 1009 : 1 APR 12 12 75

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.: 97-339-A

Petitioner/Developer: _____

DEVELOP. ENGINEERING CONSULTANTS

Date of Hearing/Closing: 3/18/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at EDRIGH MANOR

9995-9993 & 9981 VILLAGE GREEN DRIVE,

The sign(s) were posted on 2/27/97
(Month, Day, Year)

Sincerely,

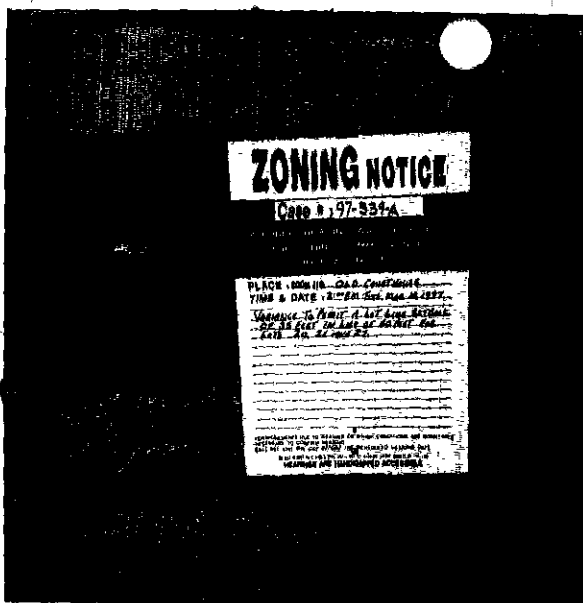
Thomas P. Ogle Sr. 2/27/97
(Signature of Sign Poster and Date)

THOMAS P. OGLE SR.
(Printed Name)

325 NICHOLSON ROAD
(Address)

BALTIMORE, MARYLAND 21241
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)



97-339-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: to permit a 35' lot line setback
in lieu of 50' for lots 20, 21, + 27. of Section
III

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Baltimore County Government
Office of Zoning Administration
and Development Management

339



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 339
 Edrich Enterprises
Petitioner: Edward F. & Richard R. Stanfield, Partners
Location: Edrich Manor, Granite & Offutt Roads

PLEASE FORWARD ADVERTISING BILL TO:
 Development Engineering Consultants, Inc.
NAME: Thomas A. Church

ADDRESS: 6603 York Road
 Baltimore, MD 21212

PHONE NUMBER: (410) 377-2600

AJ:ggs

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
February 27, 1997 Issue - Jeffersonian

Please forward billing to:

Development Engineering Consultants, Inc.
Thomas A. Church
6603 York Road
Baltimore, Maryland 21212
377-2600

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-339-A
9995, 9993, 9981 Village Green Drive
Edrich Manor
E/S Village Green Drive, 3500' E of c/l Offutt Road
2nd Election District - 2nd Councilmanic
Legal Owner(s): Edward F. Stanfield and Richard R. Stanfield

Variance to permit a lot line setback of 35 feet in lieu of 50 feet for lots 20, 21, and 27.

HEARING: TUESDAY, MARCH 18, 1997 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 21, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-339-A
9995, 9993, 9981 Village Green Drive
Edrich Manor
E/S Village Green Drive, 3500' E of c/l Offutt Road
2nd Election District - 2nd Councilmanic
Legal Owner(s): Edward F. Stanfield and Richard R. Stanfield

Variance to permit a lot line setback of 35 feet in lieu of 50 feet for lots 20, 21, and 27.

HEARING: TUESDAY, MARCH 18, 1997 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Edward and Richard Stanfield
Development Engineering Consultants, Inc.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 3, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



RE: PETITION FOR VARIANCE	*	BEFORE THE
9995, 9993, 9981 Village Green Drive		
(Edrich Manor), E/S Village Green Drive,	*	ZONING COMMISSIONER
3500' E of c/l Offutt Road		
2nd Election District, 2nd Councilmanic	*	OF BALTIMORE COUNTY
Legal Owner(s): Edward F. Stanfield and	*	CASE NO. 97-339-A
Richard R. Stanfield		
Petitioners	*	

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to Thomas A. Church, Development Engineering Consultants, Inc., 6603 York Road, Baltimore, MD 21212, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PETITION PROBLEMS

#336 --- CAM

1. No review information on bottom of variance petition.
2. Sign form incomplete.

#337 --- JCM

1. Need authorization for person signing for legal owner.
2. Need printed name of person signing for contract purchaser.
3. Sign form incomplete.

#338 --- RT

1. No section number or request wording on petition form.

#339 --- MJK

1. Sign form incomplete.

#340 --- MJK

1. No telephone number for legal owner.
2. Notary section is incomplete.

#341 --- JRF

1. Notary section is incomplete - doesn't have notary seal, among other things.

#342 --- JCM

1. Sign form incomplete.

#343 --- JRF

1. Sign form incomplete.

2/19/97

RECEIVED

97-577 ✓
WCF

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

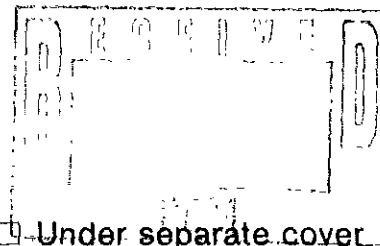
2/10/97
TO WORK
S
6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

97-339-A

Date: February 10, 1997

To: Baltimore County
Dept. of Permits and
Development Management
111 West Chesapeake Ave.
Towson, MD 21204
Attention: Mr. Arnold Jablon

Subject: Edrich Manor - Section 3
Our Contract No.: 91-149C



Gentlemen:

- ☒ We are submitting
- ☐ We are forwarding
- ☐ We are returning
- ☐ We request

☒ Herewith

☐ Under separate cover

No.	Description
3	Petition for Variance Forms with attached letter.
12	Prints of the 1st. Amended FDP (Sheet 2 only) Plat to Accompany Zoning Variance.
3	Copies each of the Zoning Descriptions for Lots 20, 21 & 27
1	200 Scale Zoning Map
1	Zoning Hearing Advertising Form
1	Check in the amount of \$150.00 for Filing Fees.

Remarks:

- ☐ In accordance with your request
- ☒ For your review
- ☐ For processing
- ☐ Plans reviewed and accepted
- ☐ Plans reviewed and accepted as noted
- ☐ For revision by you.
- ☐ For your use
- ☐ Please call when ready
- ☐ Please return to this office
- ☐ Approval requested
- ☐ Conference requested at your convenience

For further information, please contact the writer at this office.

Very truly yours,


Thomas A. Church
President

cc: Edrich Enterprises

339

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

February 7, 1997

Baltimore County
Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Mr. Arnold Jablon

Gentlemen:

97-339-A

Subject: Edrich Manor - Section III
Setback Variance for Lots 20, 21 and 27
Our Contract No.: 91-149C

We are requesting a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations to allow a 35' rear building setback in lieu of the required RC-5 minimum 50' rear building setback on Lots 20, 21 and 27.

The reasons for this variance request are as follows:

1. A DRC refinement to the Development Plan, the Final Development Plan, and the 1st. Amended Final Development Plan were all approved with this 35' setback, and need to be brought back into regulation.
2. Subsequently, the Building Permits for Lots 21 and 27 were not approved by the Zoning Office because the proposed houses made use of this 35' setback, and the builder does not have an alternate product which would work on these lots if a 50' setback was held.
3. The Building Permit for Lot 20 was issued with the house utilizing the 35' setback, and needs to be brought into compliance with Baltimore County Zoning.

If any questions arise relative to the above, please do not hesitate to contact our office.

Very truly yours,


Thomas A. Church
President

2/12/97
91-636
Item # 339
DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

February 11, 1997

Baltimore County
Department of Permits and
Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Attention: Arnold Jablon, Esquire
Director

Gentlemen:

Subject: Edrich Manor
Our Contract No.: 91-149A, 91-149B & 91-149C

We are filing for a Zoning Variance for a setback of 35 feet in lieu of the 50 feet required in an RC-5 zone.

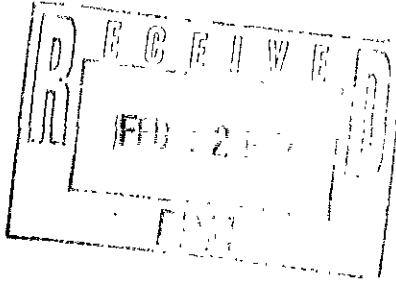
We are requesting that a hearing be scheduled as soon as possible so the builder, Harvard Homes, will not lose the sale on Lot 27. We have an irate home buyer who needs a permit at the earliest possible date.

A brief history shows that the original rear lot line was at the centerline of the stream with a 50 foot building envelope setback. A forest buffer was established with a 35 foot setback to the building envelope. However, DEPRM and the developer agreed to a "tree bank" arrangement. Therefore, the easement portion was subtracted from the lot area and the forest buffer became the rear property line with only a 35 foot setback line.

We are asking the Zoning Commissioner that we be granted a variance for the 35 foot setback on Lot 27 as well as Lots 20 and 21, which are similarly affected.

The approved Record Plats, Development Plans and DRC Plan all show this 35 foot setback between the building envelope and the property line, which is incorrect.

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax



Edrich Manor
February 11, 1997
Our Contract No: 91-149A,
91-149B and 91-149C
Page No. 2

This has created an extreme hardship and your help in expediting the hearing date would be greatly appreciated.

Very truly yours,



Thomas A. Church
President

cc: Edrich Enterprises
Harvard Homes, Inc.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

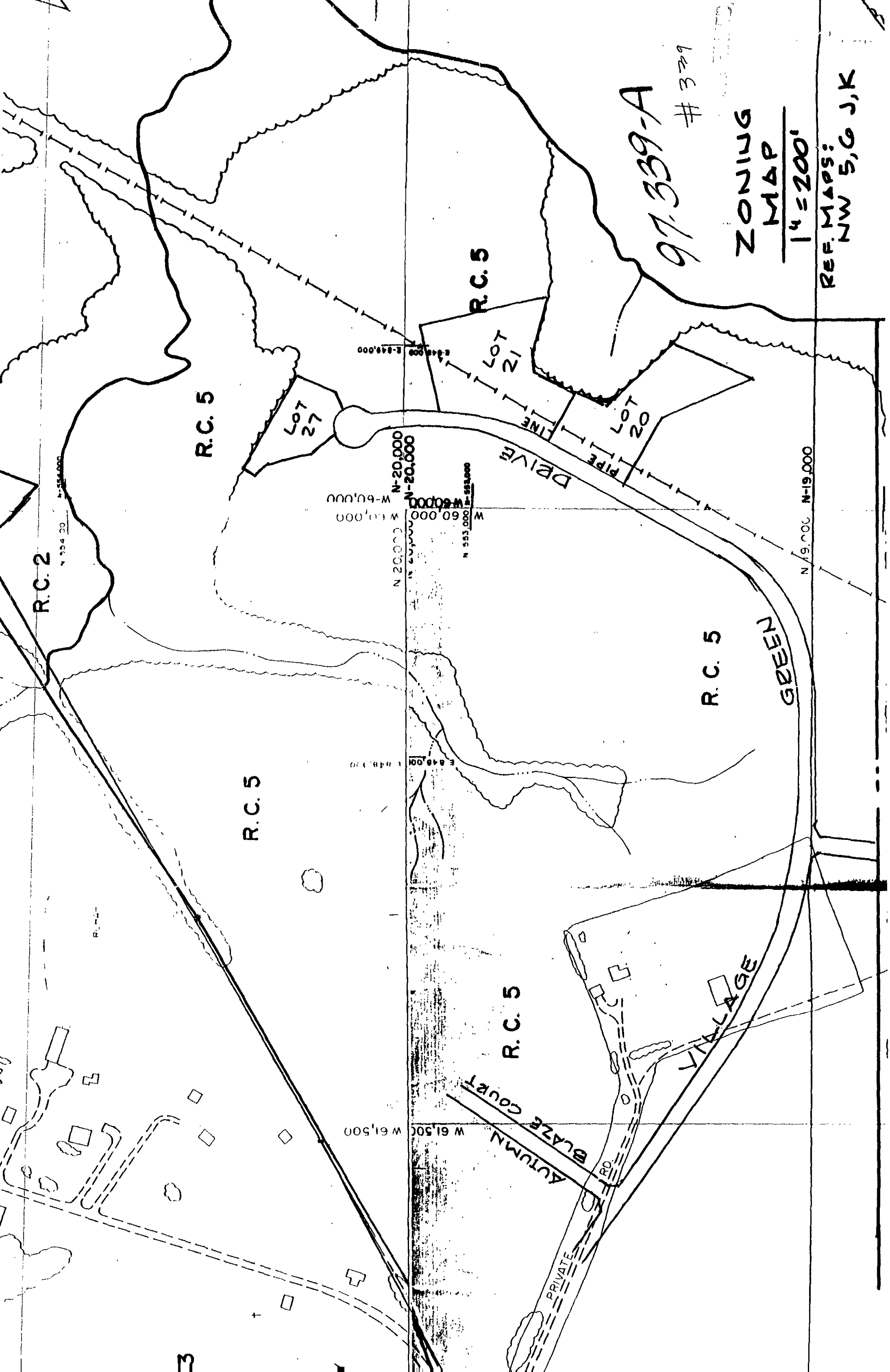
NAME

ADDRESS

Thomas A. Church 6603 York Rd. Balt. Md.
(Development Engineering Consultants Inc) 21212



UNRECORDED



R.C. 2

R.C. 5

R.C. 5

R.C. 5

R.C. 5

97-339-A

#379

ZONING
MAP

1" = 200'

REF. MAPS:
NW 5, 6, J, K

Lot 27

Lot 21

Lot 20

DRIVE

PIPE

GREEN

VILLAGE

BLAZE COURT

PRIVATE

N 20,000
W 60,000
E 848,000
N 20,000
W 60,000
E 848,000
N 20,000
W 60,000
E 848,000
N 20,000
W 60,000
E 848,000

N 19,000
W 60,000
E 848,000

W 61,500
E 848,000

